



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 03/16/04

AGENDA ITEM 3

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Community and Economic Development Director

SUBJECT: Authorization for the City Manager to Execute an Agreement for Analysis of Roads and Drainage within the Old Hayward Highlands Area (OHHA)

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution authorizing the City Manager to negotiate and execute an agreement with McGill Martin Self, Inc. for an analysis of the roads and drainage within OHHA in an amount not to exceed \$50,000.

DISCUSSION:

OHHA was initially subdivided in 1918 and was laid out as large farm lots. Over the ensuing years, the land proved to be unsuited to farming and the lots were subdivided for home sites. Because of this more random development pattern, the streets and improvements within the area were never constructed as in a typical subdivision. The streets are narrow, and many do not have curbs, gutters or sidewalks. Storm runoff flows along the roadways in a haphazard pattern, often creating muddy ditches, large ponds and difficult driving conditions.

The area was annexed into the City in 1963, and precise plan lines showing standard widths and cross sections for the streets and drainage facilities were completed in 1971. An assessment district was formed to fund the improvements, but it was challenged by the residents, resulting in only localized improvements being constructed from 1976 to 1978. Many residents objected to the "standard" roadways, preferring to retain the rural character of the area. Attempting to address these concerns, revised precise plan lines, calling for reduced street widths and sidewalks, were adopted in 1980.


In 1995, a report was prepared by City staff outlining the condition of the right-of-way, describing the extent of necessary improvements, and estimating costs to build the streets and improvements in accordance with the adopted plan lines. A draft of the report was circulated and reviewed with the residents. The residents expressed their opinion that the adopted plan lines for streets still did not reflect the more natural and casual atmosphere of the area they wished to retain.

Over the ensuing years many of the vacant lots have been developed, but the roadways and improvements have continued to deteriorate or remain in a substandard condition. In the City's 2003-04 budget, Council allocated funds to retain a consultant firm to review the 1995 study and provide recommendations for right-of-way improvements. A Request for Proposals was prepared and sent to five consultants. Staff met with representatives from three of the firms, and two responses were received. The firm of McGill Martin Self is recommended based on their approach to the various items of work and experience with developing alternative solutions. Their proposed

scope of work includes evaluating the appropriateness of the adopted plan lines and proposing alternatives, updating the condition survey and construction costs, and providing options for funding construction of the improvements. The contract also calls for several neighborhood meetings to review and discuss the proposed alternatives with area residents. In addition, staff and the consultant will be interacting with a committee formed by the homeowners' association to address this matter.

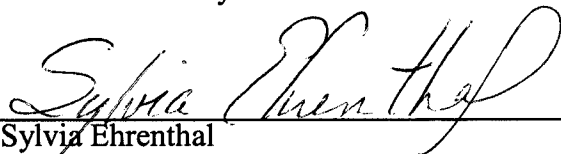
This study is the first of a progression of steps that address residents' concerns and that provide facilities and improvements that are complementary to the area. This project study is categorically exempt from CEQA per *Section 15262, Feasibility and Planning Studies*.

Prepared by:




Andrew S. Gaber, P.E.
Development Review Engineer

Recommended by:



Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachment: Draft Resolution

3/11/04

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

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3/13/04

RESOLUTION AUTHORIZING THE CITY MANAGER TO
EXECUTE AN AGREEMENT WITH MCGILL MARTIN
SELF, INC. FOR AN ANALYSIS OF THE OLD HAYWARD
HIGHLANDS AREA

BE IT RESOLVED by the City Council of the City of Hayward that the City Manager is hereby authorized to negotiate and execute on behalf of the City of Hayward an agreement between the City of Hayward and McGill Martin Self, Inc., for an analysis of the roads and drainage within the Old Hayward Highlands Area in an amount not to exceed \$50,000, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward